

**Springerville Planning & Zoning Commission
Regular Meeting Minutes
June 9, 2005**

Present: Chairman Kay Matthews, Kay Wilkins, Arnold Moya, Bill Lucas
Absent: Betty Amator
Staff: Larisa Bogardus, Zoning Administrator
Public: John Page, Jeff Maffucio, Mayor Kay Dyson

1. CALL TO ORDER

Chairman Kay Matthews called the meeting to order at 7 p.m.

Roll Call: Present: Kay Matthews
Kay Wilkins
Arnold Moya
Bill Lucas

2. PUBLIC PARTICIPATION: There was no public participation.

3. MINUTES: Consider approval of the minutes from the Planning and Zoning Commission regular meeting held May 17, 2005. Motion by Commissioner Wilkins, second by Commissioner Lucas to approve the minutes as submitted. Passed 4-0.

ADMINISTRATION

4. ZONING ADMINISTRATOR'S REPORT: No action.

OLD BUSINESS

5. CUP 2005-C012: An application by Michelle Page for a conditional use permit for a 6-foot privacy fence along the front of her property at 942 E. Maricopa (parcel 104-07-003B). This item was tabled during the May 17 meeting because the applicant was not present. John Page, the applicant's son and representative, explained the family would like a privacy fence because of problems with vandalism and odd neighbors. Ms. Bogardus said she had spoken with the applicant, who was willing to put the fence behind the utility pole, however, that is still within the front yard setback and must be see-through over the 3 foot level. Alternating slats as have been done on other properties would be acceptable. Commissioner Lucas explained that visibility above 3 feet is mandated for police and fire safety. Commissioner Matthews asked how a gate would comply. Mr. Page said he was open to the compromise and that a see-through wrought-iron gate would be installed to protect vehicles in the driveway. Motion by Commissioner Moya, second by Commissioner Lucas to approve the permit with the condition that it be see-through above 3 feet. Passed 4-0.

6. SIGNS: Review draft changes to sign regulations as discussed during the May 17, 2005, work session and direct staff. Ms. Bogardus explained that in addition to the changes decided upon at the last meeting, she had added an appearance requirement and a clause allowing individuals to apply for a conditional use permit if they want signs exceeding or varying from the standard regulations. Commissioner Moya asked about people wearing signs. Ms. Bogardus said that has not been a problem, but it would be addressed as a sandwich or A-frame signs and prohibited signs. Mayor Dyson asked about billboards. Ms. Bogardus explained that the

code is exclusionary, meaning since they are not mentioned, they are not allowed. There are some billboards in town that are classified as existing, non-conforming signs and can remain, but more cannot be erected. Mayor Dyson also asked about event signs cluttering the corner in front of McDonald's. It was explained that these would be better regulated, but would be allowed to some extent. Signs would not be allowed to obstruct the welcome message. Ms. Bogardus said McDonald's has agreed to grant enforcement authority to the town.

Motion by Commissioner Lucas, second by Commissioner Wilkins to recommend the changes to council in ordinance form. Passed 4-0.

7. HOME OCCUPATIONS: Discuss recommending an amendment to the zoning code to define appropriate uses for home occupations and direct staff.

Commissioners agreed to use Payson's home occupation regulations as a model, allowing some businesses outright and others by conditional use permit, while banning some. Prohibited businesses would include motor vehicle repair and similar services; kennels, stables and veterinary clinics; restaurants, clubs and drinking establishments; undertaking and funeral parlors; adult entertainment establishments; taxi services, transit, express mail or package carriers; and on-site trucks, trailers or tractors. Conditional uses would include barber and beauty shops; grooming services; medical and dental clinics; day care centers; uses attracting more than one customer on-site at a time; uses with outside storage or activities; uses requiring more than standard residential off-street parking; uses with non-resident employees; owner-occupied bed and breakfast establishments up to four units. Ms. Bogardus was directed to draft a document for consideration at the July meeting. No action.

8. MOBILE HOMES: Discuss recommending an amendment to the zoning code to ensure rehabilitation of mobile homes manufactured before 1976.

Ms. Bogardus said she has continued to look into this. Many communities ban pre-1976 manufactured homes outright by resolution. Several neighboring communities have proposed more recent cutoff dates or a rolling-date method, but they have been rejected. Commissioners reiterated their concerns regarding safety of older mobiles. Chairman Matthews noted that even newer mobiles that have been moved several times can be structurally unsound. It was felt that requiring a current certificate of inspection and sticker was desirable. Commissioner Lucas suggested that staff come up with a draft document requiring a Conditional Use Permit for mobile homes over 15 years of age for consideration at the July meeting. No action.

NEW BUSINESS

9. NON-CONFORMING USES: Consider recommending an amendment to the zoning code regarding the replacement of non-conforming structures.

Commissioners agreed that replacement of a non-conforming structure should be limited to six months as is the continuation of non-conforming uses.

Motion by Commissioner Wilkins, second by Commissioner Moya to recommend the change to council in ordinance form. Passed 4-0.

10. CUP 2005-002: Consider extending Conditional Use Permit 2005-002 allowing a farm and art market at 24 W. Main (parcel 105-20-090). Commissioner Moya asked why the market had not opened. Commissioner Wilkins said the owner was having trouble finding a qualified manager to operate it. Ms. Bogardus added that he has continued to pursue the project, developing a website, site preparation and resolving encroachment issues.

Motion by Commissioner Moya, second by Commissioner Wilkins to extend the permit for one year. Passed 4-0.

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11. ADJOURNMENT: Motion by Commissioner Lucas, second by Commissioner Moya. Passed 4-0.

The meeting adjourned at 8:08 p.m.

Kay Matthews, Chair